

Hiller Highlands Four Association

Quarterly Bulletin
Second Quarter 2009
30 Schooner Hill
Oakland, CA 94618
Web site: www.hhiv.org

From the President – Pauly Langguth

First, a special **Thank You!** to all the people who made the Annual Meeting such a success. This includes Janet Saalfeld and her Committee: Gordon Seligson, Herb Holman, George and Sandy Innes, Cheryl Brodsky, and our Board of Directors. My apologies to anyone I neglected to mention. Thanks also to the Association Members who attended. I don't know whether I'm an optimist or a pessimist about this meeting. (Half full or half empty??) While I'm glad so many people were there, I really do wish more of our homeowners had attended. Close to half of our households were not represented. This is your Association and, other than our Fall Social, it's the only time we are all together. It is the only opportunity during the year we have to address concerns as a group. When the invitation comes next year, please make it a priority.

My thanks to all of you and our Board for your the support during the past year. It has been a terrific learning experience and the best part has been getting to know my neighbors. The new Board will select its officers at its meeting on May 20. My best wishes to all of these people (old Board and new Board) who donate so many hours on your behalf. Please treat them, as you would wish to be treated, kindly and with respect for the responsibilities they have taken on.

Board of Directors update

Herb Holman and Gordon Seligson were elected to fill the two Board vacancies at the Annual Meeting. As Pauly notes above, the new slate of officers will be determined at the May 20th meeting – check the web site for that information after May 20th.

2009 Board Meetings

May 20, Wednesday
July 22, Wednesday
Sep 16, Wednesday
Nov 18, Wednesday

Unless otherwise announced, the meetings are held at the Hiller Country Club starting at 7pm and are open to all residents of Hiller Highlands Four Association; however California law requires that some types of business will occasionally need to be conducted in executive (closed) sessions.

The agenda for each Board meeting will be posted approximately two weeks before the meeting on the side of the 30 Hiller mailbox and included in the Bulletin if such is being issued within three weeks prior to the meeting

Welcome Committee - Janet Saalfeld

New residents

Lionel & Lorraine Chan are the new owners of & in residence at 42 Schooner.

Steven, Taz and Cory McDonald are now occupying 49 Schooner Hill.

Matt York and Kelly are now residing at 61 Schooner Hill.

Farewell to Bob Monroe

John & Marlene Eastman hosted some sixty Hiller Four residents and guests to bid farewell to Bob, who was one of the original Phase Four residents.

Hiller Four Roster

Enclosed with this Bulletin you will find the first version of the document. Please review your information. If any changes are needed, please drop a note in the 30 Schooner Hill mailbox.

Financials- Bob Kuzma

A Balance Sheet as of May 2nd is attached; please contact me if you have any questions.

Also, let me know if you need additional pre-addressed envelopes for mailing the quarterly assessment to First Bank. And if you want to switch to an automatic debit for these payments, I can provide you the needed information.

Architectural Control Committee (“ACC”) – George Innes

Exterior Paint – Special Pricing for HH IV Homeowners

As outlined in the Architectural Rules, the approved exterior colors for HH IV homes are on file at *Pursel Quality Paints (875 Potter Street, Berkeley 510-845-7525)*. We are pleased to confirm that Pursel will continue this year with its practice of offering discounted pricing to HH IV homeowners for Fuller O’Brien Weather King II, the paint product we have specified for the stucco, siding, and trim of our homes. The discount is substantial at approximately 23% off the regular price for Weather King II (Flat finish for stucco and Low Luster finish for siding/trim)

When purchasing paint from Pursel inform the salesperson that the paint is for a home in HH IV and that the discount price is on record under the Hiller Highlands IV account.

If you’re thinking of repainting, visit the HHIV website to review the painting standards and description of the standard color schemes, and to look up the color scheme assigned to your home. The web address is: <http://www.hhiv.org>, click on “Architectural” and then “painting” link.

All requests to repaint the exterior of the home in the assigned colors must be approved by the ACC. Advise the ACC of your intent to repaint via a note in the HHIV mailbox or a call/email to an ACC member. We will schedule a brief meeting to verify that the chosen colors are accurate and approved – **prior to starting the painting.** Be forewarned, painting with the incorrect color scheme will require you to repaint with the correct colors at your cost.

The ACC can loan you paint color “chips” to assist you and your painter. As a courtesy, your

neighbors be advised as to when painting will take place. Your painter should take care to protect adjoining residences from paint spray as well as avoiding damage to the landscaping.

Exterior Light Fixtures – Lamp Brightness and Other Specs

Brightness/Lamp Wattage Requirements -

The rules regarding exterior light fixtures have been designed to recognize the need for exterior lighting on HH IV homes but at the same time recognize that the light levels should be moderate so as not to create a distraction for neighbors, particularly where a glaring light would interfere with a neighbor’s view. To this end the rules provide:

- The wattage for an incandescent lamp must not exceed 60 Watts. The lamp should be frosted glass unless the translucence of the lamp shade is such that it sufficiently shades the glare of a clear glass lamp.
- The wattage for a fluorescent lamp must not exceed 14 Watts (equivalent to 60 W incandescent). The lamp should be the WARM WHITE color which is less glary than colors that give off a blue-white light.

From time to time the ACC receives homeowner requests to replace an old exterior fixture or add a fixture. The Architectural rules contain specifications regarding size, finish and appearance of exterior fixtures as follows:

Any request to add exterior light fixtures or change existing ones must be pre-approved by the ACC and meet the following requirements:

- The fixture should have a muted finish, such as oiled bronze (no bright brass fixtures)
- The fixture should be understated to be consistent with the general exterior “look” of HHIV
- The fixture should not exceed 6” X 12” when viewed head on, and not project more than 8” from the surface on which it is mounted
- Exterior light fixture is to have no more than a 60-watt incandescent light or equivalent in fluorescent
- Shades are translucent/obscure material
- Clear glass shades are prohibited
- Indirect lighting is an acceptable alternative light source and circular apertures are recommended.
- The standard exterior light fixture adopted in 1993 for the all exterior fixtures is Progress, No P5678-20, with bronze finish; however this unit is no longer in production and hence not availa-

ble, therefore please contact the ACC before finalizing purchase of a replacement unit.

Homeowners contemplating replacing an exterior light fixture should make the request in writing to the ACC. Please indicate the location on the home where the new fixture will be placed and include an excerpt from the catalogue or brochure showing and describing the item (e.g. size, finish, etc.).

Annual "Walk-Around" Inspection

The ACC periodically (typically annually) conducts "walk-around" inspections to monitor compliance with the Architectural Rules and proper upkeep of the exterior of the homes. The 2009 walk-around will take place during the summer. Each homeowner will receive written notification indicating either "no action needed" or a listing of those conditions requiring corrective action.

Noise Abatement Reminder

Due to the close proximity of the homes in a planned unit development such as HHIV and the way sound tends to carry, the Architectural Rules contain the following noise abatement policy:

"No exterior speakers, horns, whistles, bells, wind chimes, or other sound devices, except for security devices used exclusively for security purposes, shall be located, used or placed on a Lot.

As always, your cooperation in complying with this policy is appreciated

Landscaping – Barbara Schindler

Normal landscape maintenance continues as spring arrives, the irrigation system has been restarted due to the lack of April rains and we would appreciate being notified of any leaks that are observed/heard.

!!Appeal to the dog owners amongst our esteemed neighbors!!

We recently – once again – had to replace a good number of shrubs and ground covers that had died of too much dog attention. For a dog, of course, it is great fun to frolic in fresh mulch, as new the plants need to be claimed and scent marked. However, *PLEASE restrain your precious pooches from damaging our landscaping!* It is not only frustrating to see plants dying

unnecessarily, but also costly to replace them, and we are all paying for the ongoing damage! Your fellow homeowners and residents will appreciate your co-operation, and thank you for it.

Felton Property Development Project – Walt Schinder

Robert Felton, the owner of the 40-acre property to the north of HHIV is planning to subdivide/develop parts of his property. He invited interested neighbors from the North Hill area for an initial review of his plans on April 3rd before starting the approval process with the City.

The proposed development as outlined by Mr. Felton, his Project Manager and his Environmental Consultant, consists of a total of 25 individual home sites in 3 areas: 8 sites immediately to the north of the northern boundary of HHIV (average lot size 33,000 sf), a second cluster of 13 sites further north, east of Grand View Drive and behind existing homes on the east of Grand View Drive (average lot size 22,000 sf) and a third group of 4 sites near the intersection of Grand View and Gravatt (average lot size 16,000 sf). Only the first group of 8 proposed homes has an immediate impact on some units in HHIV; the enclosed schema shows the proposed placement for those eight units.

The proposed development project consists of infrastructure work only - grading, utilities, drainage work and road building - and will proceed only to the point where the home sites can be sold off to individual owners or developers, who then would design and build the homes. Any necessary grading for individual homes would be performed when the houses are built. For the planned group of 8 homes closest to HHIV, the proposal calls for a new street ("Felton Way") starting at Grand View (beyond the northern end of HHII, near the small grove of mature Eucalyptus trees), then ascending while paralleling Grand View and Schooner Hill, and ending in a cul-de-sac; a long local driveway would connect the 2 homes furthest east.

In his presentation, Mr. Felton stressed that the proposed development has two important safety benefits for the area: better access for emergency personnel in case of fire or other emergency, and improved soil stability through im-

proved drainage and other planned soil stabilization measures.

The development team outlined the current time line as follows:

- Submittal of the development application to the City in early May 2009
- City will release Draft Environmental Impact Report for comments by EOY 2009
- Review and Public Comments period – 1 year (during 2010)
- Estimated construction period for the infrastructure work only: 2 years – actually 2 seasons (April – November) – (to EOY 2012)
- Design and construction of individual homes will start at some point after 2012.

HHIV Board of Directors and interested homeowners will have opportunities for input to this process and to the proposed project during the 2010 Review and Public Comment period.

Bentley School update – Linda Harris

Neighbors for Safety in Hiller Highlands (NSHH) submitted a two volume response to Bentley's draft Environmental Impact Report ("EIR") in December. The NSHH response included legal opinions and a traffic expert opinion which found problems both with the DEIR and with the management of traffic, and inconsistencies in the CUP application itself. The DEIR offered a flawed analysis of the Bentley project and concluded that there were no significant environmental impacts. The Planning Department cannot say when the Final EIR might be available but they have said that our document was thorough and raised some questions that needed to be researched. The Final EIR is not expected before June. It will have taken a staggering two years at that time, whereas the CEQA guideline is one year.

In the meantime, NSHH has lodged official complaints about the lane closures for Bentley's passenger loading and the use of cones in the public right of way on Hiller and on the Hiller sidewalk. We asked that Building Services stop the cone zone operation because Bentley does not have the required permit and because it creates a hazard. We are waiting for a response. We have had two meetings with AC Transit regarding the bus passing through the

Bentley parking lot and crossing into oncoming traffic lanes due to the sharp turn and the cones. We are asking AC Transit to use the official bus stop on Hiller Drive right next to Bentley instead. We have met with two Council Member's aides and with several Planning Commissioners to ask that Bentley's application be considered when they have taken all of the planning, inspections and permitting steps that are required of other school applicants.

We have also made a document request to find out what happened with the 2004 Abate order against Bentley. Contrary to Municipal Code, the city has not imposed fines or fees for Bentley's noncompliance and they have not followed any of the review and reporting requirements.

Next steps::

- Neighbors are encouraged to write again to Heather Klein (hklein@oaklandnet.com) about their concerns about the non enforcement of the abate order, the continuing traffic problems and hazards created by Bentley's cones and the intensity of use of the school property,
- Neighbors are especially encouraged to write to Bill Singman (wsingman@oaklandnet.com), Building Services, to ask for enforcement of the Bentley School 2004 Abate Order. The lack of enforcement has allowed Bentley to operate without impunity for 5 more years. During that time they've collected more than \$15 million in tuition from the 160 students enrolled over their permit limit.
- When the Final EIR is released there will be a Planning Commission hearing and we will need more letters and especially, we will need people to turn out at the Planning Commission hearing. This will be our last chance to reduce the enrollment or get conditions written into the deal.

Anyone with questions or time to help can contact the steering committee via me at lkharis@sbcglobal.net.

Other Items

“Strange Taste” Eggplant Spread – Cheryl Brodsky

At the April 1st annual meeting, many of the attendees enjoyed the Eggplant Spread (in addition to the other food items), which was prepared by Cheryl Brodsky and asked for the recipe [by Barbara Tropp, now deceased, San Francisco restaurateur, teacher and cookbook author] , which follows:

1 large eggplant
1 tablespoon minced garlic
1 tablespoon minced fresh ginger root
1/2 cup chopped green onions
1/4 teaspoon red pepper flakes
3 tablespoons soy sauce
3 tablespoons brown sugar
1 teaspoon rice vinegar
1 tablespoon hot water
2 tablespoons peanut oil
1/2 teaspoon sesame oil
French baguette, pita bread or crackers

Preheat the oven to 450 degrees F (220 degrees C). Prick the eggplant several times with a fork, and remove the leaves. Place on a baking sheet. Bake for 30 minutes in the oven, turning over once, until tender. Remove from the oven, and slit open to cool.

While the eggplant is still warm, remove the stem end and peel. Cut into chunks and place them in the container of a blender or food processor, and process until smooth.

In a small dish, combine the garlic, ginger, green onions, and red pepper flakes. In a separate dish, stir together the soy sauce, brown sugar, rice vinegar, and hot water.

Heat a wok or fry pan over high heat until hot enough to evaporate a drop of water. Pour in the peanut oil, and swirl to coat the wok. When the oil is hot, dump in the garlic mixture, and stir-fry for about 15 seconds. Pour in the soy sauce mixture, and bring to a simmer. Stir in the eggplant puree, cooking just until heated through. Remove to a serving dish, and stir in the sesame oil. Allow to cool, serving at room temperature as a spread for the bread, pita or crackers.

New Association Mailbox

The new unit is a lot more attractive and sturdy that its predecessor, but it is a bit confusing.

You need to lift the cover on the front panel and then put your material in the upper slot (the lower one is for outgoing mail) so it drops into the box.

As before, if you are going to send Certified Mail requiring a signature, please contact the Secretary in advance for instructions on where to address the item.

CONTACT NAMES & NUMBERS
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Treasurer designate

Gordon Seligson (6 CH) till 2011
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510-845-1216

In case of an emergency, use the appropriate number below rather than calling 911, as 911 calls got to the CHP dispatch center in Vallejo, which delays any response:

Oakland Police 510-777-3211
Oakland Fire 510-444-1616
Berkeley Police 510-981-5911

Committees, etc.

Architectural Control Committee (“ACC”)

Chair

George Innes (2 CH)
georgeinnes@sbcglobal.net
510-486-1902

Members

Bob Kuzma (7 CC), Keith Beckwith (14 SH)

Landscape Committee

Chair

Barbara Schindler (1 SH)
ws.farniente@gmail.com
510-841-7753

Contact Barbara regarding landscaping requests and to report irrigation leaks.

Parking Committee

Dick Saalfeld

Contact Dick regarding parking violations.

Streets & Lights

Gordon Seligson

Contact Gordon to borrow the 24' extension ladder and to report non-working streetlights.

Welcome Committee

Chair

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